



August 8, 2000

The Honorable Dennis Cardoza, Chair
Joint Rules Committee
State Capitol, Room 2141
Sacramento, CA 95814

Dear Assembly Member Cardoza:

Pursuant to the requirements of Government Code Section 8169.5, the Department of General Services is submitting the July, 2000, quarterly report on the Capitol Area East End Complex.

If you have any questions or require additional information regarding the Capitol Area East End Complex, please call Mike Courtney, Acting Deputy Director, Real Estate Services Division, at (916) 322-7034.

Very truly yours,

BARRY D. KEENE, Director
Department of General Services

BDK:MKH:kw:jrc cover ltr jul 00

Enclosure

cc: See attached distribution list
Mike Courtney, Acting Deputy Director, Real Estate Services Division, Department of General Services
Peg Hudson, Chief, Project Management Branch, Real Estate Services Division, Department of General Services

Capitol Area East End Complex
Quarterly Joint Rules Committee Report – pursuant to 3-25-99 JRC recommendations
LEGISLATIVE REPORT LISTING

ORIGINAL LETTER TO EACH OF THE FOLLOWING:

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The Honorable Deborah Ortiz
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Originating Office

REVISED 6/8/00 East End Quarterly JRC Report

Capitol Area East End Complex Cumulative Quarterly Report to the Joint Rules Committee

**Pursuant to Government Code Section 8169.5
(Chapter 625, Statutes of 1999)**

July, 2000

Department of General Services

Barry D. Keene, Director

Michael Courtney, Acting Deputy Director

Real Estate Services Division

Project Management Branch

Margaret K. Hudson, Chief

Richard Teramoto, Project Executive

TABLE OF CONTENTS

I.	Introduction	1
1.	Design/Build Method	2
2.	RFP and RFQ Evaluation Criteria (Retired - April, 2000)	
3.	Periodic Updates(Retired - January, 2000)	
4.	Coordination with State Environmental Agencies (Retired - April, 2000)	
5.	SMUD Proposal (Retired - April, 2000)	
6.	Life-Cycle Costs of Energy Efficiency Measures	2
7.	Sustainable Design and Green Building Construction in the Issuance of the RFQs and RFPs (Retired - April, 2000)	
8.	Green Oversight Mechanism	4
9.	DGS, CIWMB, CEC, DHS, and ARB Agreement (Retired - January, 2000)	
10.	Executive Complex(Retired - January, 2000)	
11.	Transportation and Parking	6
12.	Francis House Relocation (Retired - April, 2000)	
13.	Neighborhood Impacts	7
14.	Periodic Monitoring of Recommendations (Retired - January, 2000)	
15.	Project Enhancements	8
16.	Significant Accomplishments and Schedule of Activities	9
II.	Comments from the CEC, CIWMB, DHS, and ARB	14

EXHIBITS

Exhibit A – Green Focus Group Meeting Minutes and Action Items, dated
June 27, 2000

Exhibit B – News From the Corner of 16th and N... Capitol Area East End Complex,
Neighborhood Newsletter, Spring, 2000

LEGEND OF ABBREVIATIONS

Air Resources Board	ARB
Business Enterprise Program.....	BEP
Capitol Area Committee	CAC
Capitol Area Development Authority	CADA
California Energy Commission	CEC
California Integrated Waste Management Board	CIWMB
Center for the Built Environment, U.C. Berkeley	CBE
Department of Finance	DOF
Department of General Services	DGS
Department of Health Services	DHS
Disabled Veterans Business Enterprise	DVBE
Joint Rules Committee	JRC
Legislative Analyst's Office	LAO
Letter of Understanding	LOU
Preliminary Plans	PP
Project Management Branch	PMB
Public Works Board	PWB
Real Estate Services Division	RESD
Request for Proposal	RFP
Request for Qualifications	RFQ
Small Business Enterprise	SBE
Sacramento Municipal Utility District	SMUD
Simon Martin-Vegue Winkelstein Moris	SMWM
Technical Evaluation Committee	TEC

I. Introduction

The enabling legislation for the Capitol Area East End Complex, Government Code Section 8169.5 (Chapter 761, Statutes of 1997 (SB 1270, Johnston)), authorized the JRC to review the DGS's plan and the LAO report to consider whether to recommend to the DGS any changes in the site design criteria, performance criteria, specifications or criteria for determining the winning bidders. Pursuant to the requirements of Government Code Section 8169.5 (Chapter 625, Statutes of 1999 (AB 883, Joint Committee on Rules)), provided herein is a cumulative quarterly progress report on the Capitol Area East End Complex. Only exhibits relative to the current report are included. This report can be viewed on the DGS web site at:

<http://www.legi.dgs.ca.gov/default.asp?mp=../Publications/main.asp>.

To ensure the intent of the March 25, 1999, JRC Recommendations are satisfied, the DGS has signed a LOU with the other agencies the JRC requested DGS to consult. A copy of the LOU was provided in both the July and October, 1999 reports. Pursuant to the LOU, a draft of this report was provided to the CEC, CIWMB, DHS, ARB. Comments were received and incorporated to the extent practicable. Although the DGS did not incorporate all comments, the department did not have issue with any comment received.

Contract agreement has been reached with each design/build team. Clark/Gruen Design/Build, Inc. has been contracted for the four office buildings occupying Blocks 171-174. This team includes Clark Construction Group with Gruen Associates as the architect of record with Forrar Williams Architects providing local input. Clark/Gruen was selected for their demonstrated superiority in public sector work, the strength and depth of their on-site management team and the outstanding expertise of their major subcontractors and design consultants. Clark/Gruen's proposed community outreach plan was judged most comprehensive and their overall proposal was deemed to provide the best value to the state.

Hensel Phelps Construction Co. and Fentress Bradburn Architects, with Dreyfuss & Blackford Architects providing local input, comprise the design/build team for the Block 225 office building project. Presenting a well-organized and comprehensive proposal, the Selection Committee deemed this team to be superior, citing overall experience and expertise, demonstrated expertise in complex window wall systems, commitment to project collaboration, an outstanding safety record, and their commitment to green building measures.

A more detailed discussion of the Selection Committee's decision can be found in Exhibit A of the January, 2000 Quarterly Report to the JRC.

1. Design/Build Method

The Joint Rules Committee finds that use of the design-build method for the East End Project was authorized by the enabling legislation. It is incumbent upon DGS to meet the efficiency and sustainability criteria outlined below to offset concerns about design-build. The Committee, therefore, will periodically review progress of the East End Project in order to ensure these goals are met.

This quarterly report is provided to allow the committee to review the DGS progress as required by Government Code Section 8169.5.

2. RFP and RFQ Evaluation Criteria (Retired – April, 2000)

3. Periodic Updates (Retired – January, 2000)

4. Coordination with State Environmental Agencies
(Retired – April, 2000)

5. SMUD Proposal (Retired – April, 2000)

6. Life-Cycle Costs of Energy Efficiency Measures

The Committee recommends that when reviewing the costs of energy efficiency measures, DGS review them in terms of savings over the life of the building, and measures, rather than in terms of up-front costs. The Committee further recommends participants explore and identify other appropriate funding sources to augment the project funds. Among other things, these sources could include both public and private funds that are available for green building construction and sustainable design features.

Jul 00 An analysis of the underfloor air distribution system and a preliminary proposal for a field study by the CBE were reviewed by the DOF. A meeting has been scheduled for July 25, 2000, between the CEB and DOF to address concerns of the proposed testing methodology. Results of this discussion and the accepted evaluation goals and testing method will be reported in a subsequent Quarterly Report to the JRC.

Apr 00 As stated under item No. 15 of this report, the DOF requested that in order for the underfloor ventilation in Block 225 to be funded on a demonstration basis, a scientifically-based study be conducted to determine the benefits associated with such a system. As a result, the DGS has contacted the CBE at the University of California, Berkeley, for this study. The CBE has submitted a methodology to the DGS to conduct an evaluation and comparative analysis of the raised access floor and underfloor air distribution system for the Block 225 Office Building. The Green Team reviewed the proposed methodology and provided comments to the DGS. Given the expertise of the members of the Green Team as well as their respective departments and agencies, it is anticipated that the Green Team will be involved with

the final study design methodology and will provide consultation to the DGS and the CBE throughout the study. The CBE's evaluation goals and protocols are currently under review by the DOF. It is anticipated that this study will yield quantifiable data to aid in future cost analysis. Once approved by the DOF, a copy of the CBE's goals and protocols will be provided in a future report.

- Jan 00* The DGS is in the process of developing a formula and the procedures to standardize the review of the life-cycle costs of energy-efficiency measures and building systems for this and other projects. Non-traditional methods of calculating life-cycle costs will also be considered. These methods include impacts to the environment, indoor air quality, occupant health and productivity, etc. Once the methodology is finalized and accepted by the DOF, it will be provided in this report.
- Oct 99* The DGS attended a presentation on life-cycle costing methodology by the CEC to the DOF on July 16, 1999. The presentation covered a general review of process, which included increased productivity considerations.
- Jul 99* The DGS is required by law (Gov. Code, § 15814.30(c)), to determine what is “cost effective” by evaluating the savings over the life of the building or measure being considered. To ensure a consistent evaluation process, a life-cycle methodology was included in the contract documents submitted to the Legislature in December, 1998.

As noted, the DGS and others are analyzing energy efficiency measures in regard to savings over the life of the buildings. Full assessment of additional funding sources will occur upon consensus on the content of the criteria.

The issue of additional funding sources is tied directly to any measure that cannot be included in the project, because the first cost of a measure does not fit within the project's budget. Currently, we are evaluating a large number of recommendations that were received from the CEC, CIWMB, DHS, and ARB. Once analysis of the recommendations is complete, we can determine to what extent additional funding may be required. Participants in the Project Workgroup have agreed to present any items requiring additional funding to the State Public Works Board for consideration and approval of augmentation to the project's current budget, not to exceed the 10 percent augmentation specified in statute. The DGS and CEC will work with the DOF regarding alternative methodologies for life-cycle cost analysis.

7. Sustainable Design and Green Building Construction in the Issuance of RFQs and RFPs (Retired – April, 2000)

8. Green Oversight Mechanism

The Committee recommends that DGS, CIWMB, CEC, ARB and DHS develop an effective green enforcement mechanism of oversight and incentives to ensure compliance with articulated goals. This oversight mechanism would apply to the design-builder and DGS.

This mechanism should provide for review and input by the Department of Finance, the Legislative Analyst, the CEC and CIWMB to the Legislature through the budget process.

Jul 00 On May 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Clark/Gruen team for the Blocks 171-174 Office Buildings project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. The Green Team was requested to identify those areas of specific concern on the Blocks 171-174 Office Buildings project. Those concerns were:

- Sharing information between project teams viewed as successful in addressing green issues.
- Involvement of the Green Team in the selection of the commissioning agent for the Clark/Gruen team.
- Involvement of the Green Team in the landscape as it pertains to design, materials management, and water conservation.
- Establishment of the communications protocol between the State Management Team, the Green Team, and the Design/Build Teams during concurrent design review and construction activities. A finalized protocol will be included in a subsequent Quarterly Report to the JRC.
- Utilizing electronic document review when possible.
- Collection of information for future case studies.
- Development of procedures and practices for the prevention of mold during construction.
- Support of LEEDS 2.0 rating system as a performance-based tool .
- Assurance of the continued involvement of Clark/Gruen's green consultant.

These items were discussed at the June 27, 2000, Green Focus Group meeting, below, and will be incorporated into the process or essentially resolved.

A similar partnering session for the Block 225 Office Building project will be held in July, 2000.

On June 27, 2000, representatives of the DGS, the Green Team, and both design/build teams attended the Green Focus Group meeting to discuss and review green issues common to both projects. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received the following documentation:

- **Block 225 Waste Management Plan, issued May 18, 2000, comments received June 13, 2000.**
- **Block 225 Commissioning Plan, issued June 8, 2000, comments received June 22, 2000.**
- **Systems Confirmation Meetings on the mechanical, electrical, plumbing systems for both the Block 225 and Blocks 171-174 Office Buildings projects, June 20, 2000.**
- **Recycled Content Issues memo, dated June 22, 2000.**
- **Blocks 171-174 MEP Systems Confirmation Submittal, issued June 28, 2000.**

Apr 00 The DGS, CEC, CIWMB, ARB, and DHS (a.k.a. Green Team) met on March 22, 2000, to finalize the oversight role of the Green Team during the development of the construction documents, construction, and occupancy of the project. The Green Team will be afforded the opportunity to review and comment on the development of the working drawings, including submittals, change orders, via a web-based management system. The Green Team will also participate in regularly scheduled progress meetings and system confirmations. A copy of the oversight agreement is attached as Exhibit A.

The RESD/PMB's project summary provided at the monthly status meeting with the DOF and the project's Executive Monthly Reports transmitted to the DOF and the LAO provides project status information. Issues relating to green building measures will be specifically noted for review and input from the DOF and the LAO.

On March 23, 2000, the Green Team attended a Systems Confirmation Conference for the Block 225 Office Building project. Representatives of the CIWMB also participated in the pre-bid conference for the demolition contract for the Blocks 171-174 project. Additional meetings are scheduled for both projects during the working drawings phase.

A Green Focus Group has been formed consisting of representatives from both design/builders, the DGS, and the Green Team. The Green Focus Group will address and coordinate the green efforts of both projects.

Jan 00 The DGS, CIWMB, and DHS met on November 11, 1999, to discuss the oversight mechanism methodology that will be utilized during the construction phase of the East End Complex. The DGS will continue to work with the CEC, CIWMB, DHS, and ARB. While the DGS does not expect issues to arise affecting green issues during contract negotiations, the DGS has committed to discuss such issues with these agencies. Additionally, enhancements not included in the Design/Builders' proposals

will be discussed as possible changes to the contract and will utilize the green oversight mechanism, as applicable.

Oct 99 Consensus was reached as to the content of the criteria. The criteria were included in the Request for Proposal documents. The CIWMB is charged with developing the "green oversight mechanism" for final discussion and adoption.

Jul 99 Once consensus as to the content of the criteria is reached, the roles for the green oversight mechanism will be developed. The LOU commits the DGS to work out a process to ensure compliance. The approach will depend on the particular items that are included in the project and the timing of additional funds that may be available.

During the contract documents review phase we are and will continue to refine the measures into requirements of the base building wherever possible. The instructions for the "enhancements" section of the proposals will include those measures that remain desirable and may be accomplished through inclusion as an enhancement.

In addition to the processes outlined above, we have and will continue our practice of briefing the DOF and LAO on the progress of the project. All these agencies receive copies of the monthly reports. The DGS has agreed to share the Quarterly Update documents to the CEC, CIWMB, DHS, and ARB prior to issuance. To formalize the relationship throughout the project, final documents submitted will include items of agreement, those in progress and those of disagreement.

9. DGS, CIWMB, CEC, DHS and ARB
Agreement

(Retired – January, 2000)

10. Executive Complex

(Retired – January, 2000)

11. Transportation and Parking

The Committee finds that DGS should continue to reduce the negative transportation impacts and parking shortages created by the East End Project.

Jul 00 **An initial study of adding parking structures to the peripheral lots has been forwarded to RESD's Asset Planning and Enhancement Branch for further review.**

Apr 00 Both design/build teams have initiated traffic management plans with the City of Sacramento. These plans address the impacts and mitigations on traffic during construction. The City of Sacramento has initiated a traffic calming program in the area with the cooperation of the design/builders.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 The DGS is continuing its efforts in this regard and will report on substantial progress when it is made.

12. Francis House Relocation

(Retired – April, 2000)

13. Neighborhood Impacts

The Committee finds that projects of this magnitude when introduced into an existing neighborhood, should make efforts to maintain a pedestrian-friendly atmosphere, and directly in line with the ULI's recommendations, include consideration of after hours activities (and the potential lack of them) when formulating a design. Further, the Committee finds that mixed-use is a valuable means to maintain such an atmosphere, and recommends DGS continue to consider ways to include mixed uses in the project.

Jul 00 On April 26, 2000, the DGS met with the Director of the BEP to discuss the opportunities available within the parameters of the design. A follow-up meeting is tentatively scheduled for August, 2000.

The first addition of the neighborhood newsletter was issued in June, 2000. A copy of the newsletter is attached as Exhibit B.

The community can also follow the progress of the Capitol Area East End Complex via the Internet on the following public access web sites:

DGS/RESO, "East End Home Page" – www.dgs.ca.gov
Clark/Gruen – www.clark.constructware.com
Hensel Phelps – caeeb225.com

Beginning in June, 1999, the Joint Use Task Force consisting of members of the DGS, City of Sacramento, Downtown Partnership, Convention Center, CADA, and the CAC met on a regular basis to identify and discuss concepts for possible joint use activities. The concepts primarily focused on activities that would facilitate the community use of the East End Complex. Of particular interest were possible uses after hours and on weekends. The initial work of the task force will be completed by a compilation of suggested joint uses. This list will be included in the next quarterly report. It was clearly evident that many of the suggested joint uses required administrative policy determinations and will be respectively elevated through each agency. In addition, the possible effect on the tax-exempt status of the funding bonds for the project needs to be determined by bond counsel. The final determination of what joint uses are implemented will be made in the context of these parameters.

Apr 00 A final report by the Joint Use Task Force is being prepared and will be included in a future report. The suggested joint uses will be reviewed with the DOF and the PWB's bond counsel for possible effects on the tax-exempt status of the bonds.

As stated in Item No. 16 of this report, a project introduction meeting was held on March 22, 2000, for the residents of the Dean Apartments. The meeting was well received.

A general project introduction meeting was held at the job site on April 3, 2000. Over 300 invitations were sent or delivered to residents and businesses adjacent to or near the project. Approximately 55 neighbors attended the meeting.

On April 7, 2000, the DGS Interim Director, Cliff Allenby, sent letters to the members of the Legislature and Governor's Office notifying each of the commencement of construction activities.

Copies of the letters sent to the neighbors, the Legislature and the Governor's Office are attached as Exhibit B.

The first issue of the neighborhood newsletter is being prepared. A public access web site for up-to-the-minute project information is under construction. The web site address and a copy of the newsletter is anticipated for inclusion in the July, 2000 Quarterly Report to the JRC. If there are interested citizens who would like additional project information or would like to be placed on the newsletter mailing list, please contact the on-site state management office at (916) 323-8447.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 The DGS, the City of Sacramento, and CADA continue to regularly meet to discuss joint-use operating arrangements for the shared facilities of the project.

14. Periodic Monitoring of Recommendations (Retired – January, 2000)

15. Project Enhancements

The Committee recommends that the Legislature consider a further augmentation for the East End Project to provide for additional housing, higher quality materials, enhancements to make the neighborhood more pedestrian friendly, and other mitigation measures.

***Jul 00* An analysis of the underfloor air distribution system and a preliminary proposal for a field study by CBE were reviewed by DOF. A meeting has been scheduled for July 25, 2000, between DOF and CBE to address concerns of the proposed testing methodology. Results of this discussion and the accepted testing and evaluation goals will be reported in a subsequent Quarterly Report to the JRC.**

Apr 00 The DOF has agreed to the inclusion of an underfloor air distribution system to the Block 225 Office Building project, subject to acceptable testing and evaluation goals and protocols. An analysis of the underfloor air distribution system and a proposal

for a field study by the CBE of the impacts of the raised floor system as provided to the DOF will be included in the July, 2000 Quarterly Report to the JRC.

A discussion on the underfloor air distribution system by the Green Team is attached as Exhibit C.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 As noted in Item 13, it is anticipated that the discussions with local government will help the DGS identify both statutory changes and funding needs that could benefit the community. Those items will be reported to the JRC.

The DGS will continue to work with the Legislature and other affected parties to help identify funding needs that could benefit the community and the Capitol Area East End Complex.

16. Significant Accomplishments and Schedule

The Letter of Understanding between the DGS, CEC, CIWMB, DHS, and ARB recommended this addition to the report.

Note: Design and construction-related activities will be carried for one quarter after the initial reporting period.

***Jul 00* Project Schedule**

Major milestones are as follows:

Jan/98	Selection of Primary Consultants	Complete
Jul/98	PWB Approval of Block 224 Garage PPs	Complete
Nov/98	Award Design/Build Contract for Block 224 Garage	Complete
Nov/98	Complete PPs for Blocks 171-174 and 225	Complete
Dec/98	Submit Mandated Package to Legislature	Complete
Dec/98	Block 224 Start Construction	Complete
May/99	PWB Approval of PPs, Blocks 171-174 and 225	Complete
Jan/00	Award Design/Build Contracts for Blocks 171-174 and 225	Complete
Jan/00	Block 224 Garage – Complete Construction	Complete
Feb/00	Start Construction, Blocks 171-174 and 225	On Schedule
	Boiler Replacement – Award Design Contract	Pending
	Off-site Utility Package – Award Design Contract	Pending
	Boiler Replacement – PWB Review	Pending

	Boiler Replacement – Start Construction	Pending
	Off-site Utility Package – PWB Review	Pending
	Off-site Utility Package – Start Construction	Pending
TBD	Boiler Replacement – Complete Construction	
TBD	Off-site Utilities – Complete Construction	
Mar/03	Complete Construction/Occupy All Facilities	

Block 224 Parking Garage

Jul 00 **As the Block 224 Parking Garage project is complete and operational, this item will no longer be addressed in future reports.**

Apr 00 The 753 space Block 224 Parking Garage, located on P Street between 13th and 14th Streets was completed and opened on February 1, 2000. The garage was completed on time and within budget. The garage has incorporated a number of sustainable design features, including:

- Design Features - the design of the building balanced the maximum use of the site for as many parking stalls as could be provided while maintaining the integrity of the neighborhood. This was accomplished by "stepping" back the building to reduce the apparent height. A courtyard is also included to increase the sense of openness. The materials and textures used on the exterior, such as stone and light and natural-colored paints, aid in reducing the look of a typical concrete, box-like building.
- Recycled Paint - approximately 500 gallons of recycled paint was used primarily on the structural concrete beams and shear walls.
- Bicycle Lockers - 16 bicycle lockers were provided in the structure for alternative transportation.
- Photovoltaic Panels - a 20kw capacity photovoltaic panel system was installed on the upper deck of the garage. The power produced will feed back into the grid and reduce the rate in which the state pays for electricity. The 20kw equates to approximately 37,000 kw/hrs per year.
- Recycled Asphalt Paving - the existing parking lot asphalt (100 percent totaling approximately 45,000 square feet) was ground and tilled back into the existing soil. This resulted in saving the material from going to a landfill.
- Recycled Soil - approximately 105 cubic yards of excess soil from the excavation and the geo-pier borings was redirected from a landfill to a local construction site.
- Electrical Vehicle Charging Stations - the garage provided 10 electric charging stations for electric vehicles.
- Flyash - approximately 1,300 cubic yards of concrete containing flyash was used on the project.
- Trees - a vigorous existing tree protection program was utilized, resulting in the loss of only one city tree. A second small staked tree was removed and replanted elsewhere by the City of Sacramento.
- Lighting - lighting fixtures in the tenant space meet Title 24 requirements.

Block 225 and Blocks 171-174 Office Buildings

Jul 00

- On May 26, 2000, the City of Sacramento recorded the Resolution with the Sacramento County Clerk, thereby abandoning the portion of Capitol Avenue and the two alleys between 15th and 17th Streets.
- The first addition of the neighborhood newsletter was issued in June 1, 2000.
- The City Technical Advisory Committee, a forum to bring construction related issues and decision makers together in order to expedite review, permitting, and approval, continues to meet regularly. Members include DGS, City of Sacramento, Caltrans, Regional Transit, and the design/build teams.
- The State Management Team selected *Verde Oliva*, an alternate exterior stone for the *Lake Placid Blue* stone specified in the RFP criteria documents. *Impala Black* was selected as an alternate to the *Academy Black Granite*.
- An alternative to steam line connection to the Central Plant is under study.

Block 225 Office Building:

- The Block 225 Design/Build Team submitted their 50 percent complete construction documents in May, 2000. Comments to the 50 percent construction documents submittal will be incorporated into the 90 percent complete construction documents, which are due the end of July.
- Bid Package No. 1, Elevators and Window Washing Equipment, was awarded on May 2, 2000.
- Bid Package No. 2, Fire Protection, Metal Deck, Metal Stairs, and Below-grade Waterproofing, was awarded on May 23, 2000.
- Bid Package No. 3, Core and Shell Drywall, Core and Shell Doors and Hardware, Fireproofing, Roofing, and Miscellaneous Metals, will be released for bid in late summer.
- Dewatering of the site continues through September, 2000. The wells are fitted with pumps that discharge underground water away from the site so construction activities of the foundation can continue.
- Mass excavation and soil nailing of the retaining wall was completed in May, 2000.
- The services of professional archeologists were utilized to observe the site during mass excavation.
- SMWM, space-planning architect on the Hensel Phelps/Fentress Bradburn team, and DGS completed tenant programming for the Department of Education in May. Final programming, space plans, and stacking plans were completed in early June. SMWM made presentations to the tenant representatives in mid June.
- Dreyfus & Blackford, interior architect, continues to refine elements of the interior architecture. Upon finalization of the color and material selections, the team will present the color pallet to DGS for review and comment, which is anticipated by the end of July.

- The new 12-inch water line permits were issued the last week in May. Installation began in June and is scheduled for completion the end of July.
- The first structural concrete was placed in June at the SMUD transformer value and at the interceptor pits.
- Installation of reinforcing material began in June in preparation for the first of two mat foundation concrete pours.
- The first of two mat foundation concrete pours (southern portion of the site) was completed on July 15, 2000. The second (northern portion) mat foundation concrete pour is scheduled for August 5, 2000.

Blocks 171-174 Office Buildings:

- The Clark/Gruen team submitted their initial Systems Confirmation report for foundations, structure and exterior closures, and mechanical and electrical systems on April 12, 2000. The updated report that address mechanical and electrical systems was submitted on June 20, 2000.
- Capitol Avenue was closed to auto and pedestrian traffic on June 2, 2000.
- The Geotechnical Site Investigation report was received with the Subsurface Investigation and the Soil and Groundwater Management Plan on May 30, 2000. The report determined that the Blocks 171-174 site does not allow for the use of a mat slab foundation system. The state has requested the Clark/Gruen team to investigate all viable foundation systems that would be less disruptive to the neighborhood than pile driving.
- The deconstruction and demolition bids were received on May 4, 2000. Remediation, deconstruction, and demolition began on the four-block site the first week of June, 2000. Common building materials are being separated for recycling and reuse off-site in an effort to divert as much material from landfills as possible. This activity is scheduled through the end of July, 2000.
- The City of Sacramento Arborist approved the Tree Management Plan on June 19, 2000. Coordination efforts began in June, 2000, in preparation for the relocation of ten California Fan Palm Trees from Blocks 172 and 174. Beginning the first week of July, 2000, the palm trees were relocated to specific locations identified by the State Arborist around Capitol Park.
- The bid package for Shoring and Excavation was submitted for state review on May 24, 200. The bid period began on May 30, 2000, with a mandatory pre-bid meeting with potential subcontractors being held on June 1, 2000. Bids were opened on June 26, 2000.
- The Foundation bid package was released to potential bidders on July 3, 2000.
- The Clark/Gruen team reviewed roofing system alternatives and decided to utilize the elastomeric system as specified in the RFP Criteria Documents.
- Ai, space planning architect on the Clark/Gruen team, and DGS continue the tenant programming validation and space planning efforts through the month of June for the Departments of Health Services and General Services. Final review is scheduled for completion in July, 2000.
- Archeological investigation on the Block 172 site began in June, 2000. Locations for additional investigation are being identified from records

dating back to the 19th Century. Completion of the archeological investigation is scheduled for the end of July, 2000.

- **Phase I of the off-site utility work is being reviewed by the City of Sacramento. The design of phases II, III, and IV of the off-site utilities is underway and expected to be completed the end of July, 2000.**

Apr 00

- The construction trailer campus for on-site personnel is located at 1525 N Street, Suite 100, (16th and N Streets). The on-site state management office phone number is (916) 323-8447, and the fax number is (916) 323-8449.
- On March 13, 2000, the DGS and the Design/Build Teams held a DVBE kick-off meeting. Members of several local and regional support organizations attended the meeting to learn about the SB/DVBE Utilization Plan, meet the Design/Build Teams, and to ask questions about the implementation of the project's outreach efforts.
- On April 3, 2000, a project introduction meeting was held for the neighbors and businesses adjacent to or near the project.
- The groundbreaking ceremony was held on April 26, 2000, beginning at 10:00 a.m. at 15th and L Streets.

Block 225 Office Building:

- The perimeter construction fence was erected to secure the site.
- On March 22, 2000, the Project Team met with the residents of the Dean Apartments to introduce themselves and discuss the project and schedule. The meeting was well received.
- Dewatering of the site began with crews drilling 40-foot deep wells around the perimeter of the construction site. These wells are fitted with pumps that discharge underground water away from the site in order that excavation can begin for the building's foundation.
- The advertisement for Bid Package No. 1, Elevators and Window Washing Equipment, was published on March 16, 2000, and March 23, 2000.

Blocks 171-174 Office Buildings:

- The apartment building at 1311 15th Street on Block 172 was moved to its new location at the corner of 17th and N Streets. This work relates to the EIR Mitigation Measure 4.4-1 and the Memorandum of Understanding between the State of California and the City of Sacramento (City Agreement No. 98-215, Issue 1, Housing).
- The 30-day posting requirement for the removal of the street trees along Capitol Avenue began on March 31, 2000.

II. Comments from the CEC, CIWMB, DHS, and ARB

Pursuant to the Letter of Understanding between the DGS and CEC, CIWMB, DHS, and ARB, a draft of this report was provided to these agencies. Comments received to the draft report are provided herein.

<i>Jul 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Apr 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 99</i>	No comments received.

EXHIBIT A

*Green Focus Group Meeting Minutes and Action Items
Dated June 27, 2000*

CLARK GRUEN

DESIGN/BUILD INC.

MEETING MINUTES

Project: [112080] Capitol Area
East End Complex

View Date: 7/19/2000

Owner Number: 3018528

Meeting #: 112080-

1525 'N' Street, Suite 200
Sacramento, CA 95814

Green-001 REVISED

Prepared By: Ingrid VonBurg

Meeting Type: Coordination

Subject: Green Team Focus Group

Location: Clark Construction Trailer

Date: 6/27/2000

Time: 3:00:00 PM

Meeting Attendance

Company	Attendee	Company	Attendee
3D International	Joe Cabral	Department of Health Services	Leon Alevantis
3D International	Joe Griffin		
3D International	Jim Ogden	Department of Water Resources	Art Carvajal
ARB	Steve Hui	Fentress Bradburn Architects	Greg Gidez
CIWMB	Ken Decio		
CIWMB	Rich Muller	Gruen Associates	Debra Gerod
CIWMB	Dana Papke	Hensel Phelps Construction	Aaron Hall
CIWMB	Melvin Ries	PSB/Energy Assessments	Mike Langley
Clark/Gruen Design/Build	Marc Kersey	Rocky Mountain Institute	Huston Eubank
Department of General Services	Mike Meredith	SMWM	Anthony Bernheim
Department of General Services	Jack Richardson	SMWM	Marian Keeler
		The Clark Construction Group, Inc.	Ingrid Vonburg

Ordered By: Summary, Meeting Category

1.1 Focus Group Leader

Item #:1.1

Presently the Focus Group is looking for a new leader. M.Meredith will not be able to fill this role, and we presently looking for a new leader.

All team Members.

Date: 6/27/2000
Due Date:
Date
Resolved:
Completed:

1.2 HP Efforts

Item #: 1.2

A. Site Waste Management Program

1. Specifications Section 01565, Site Waste Management Program, has been developed.
2. HP team has developed a Site Waste Management Program. To date, its implementation includes the following major demolition materials that have been 100% recycled: Soil, asphalt.
3. Other products to be managed include cardboard and other packaging materials as well as new construction waste.
4. The HP team's Site Waste Management Program has been reviewed by the State and the HP team is revising it per their comments.
5. HP team will have source separated dumpsters to facilitate 100% recycling of selected specified materials.
6. HP team feels confident that they will exceed the 75% by weight diverted from landfill requirement stated in the RFP.

Responsible Parties:
Hensel-Phelps
Construction

Date: 6/27/2000
Due Date:
Date
Resolved:
Completed:

B. Materials Selection

1. Explanation of the State's Buy Recycled Campaign and how this law will be adhered to by the team and reported to the CIWMB.
2. IAQ Emission Testing Issues are being developed by the HP team's IAQ consultant and will be included in Special Environmental Requirements section of the specifications.
3. Section 01350, Special Environmental Requirements, summarizes the recycled content and IAQ emissions requirements.
4. Core and shell materials are being researched and reviewed.
5. Tenant improvement materials are being researched to ensure that materials meet recycled content and emissions guidelines of section 01350.
6. The HP team has developed a checklist to track

Meeting Minutes Display

the inclusion of the proposed enhancements in the project.

C. Energy Issues

1. Department of Energy (DOE) -2 Model for the competition was done
2. Second DOE -2 Model currently being done
 - a. Occupancy schedules
 - b. Daylighting
 - c. HVAC
 - d. Operating characteristics
3. Third DOE -2 Model at the end of the construction documents phase
 - a. Post-HVAC and lighting design drawings
 - b. Need decision on steam loop in order to finish the third DOE 2
4. HP team and Clark team participated jointly in the development of the Central Plant Life-Cycle Cost Analysis
5. Energy Conservation
 - a. Steve Taylor has been preparing the specifications for an efficient and cost-effective chiller.
 - b. Underfloor air has been included.
 - c. Photovoltaics are being researched.
 - d. Building and IAQ Commissioning
 1. Commissioning Plan has been developed. It has been submitted to the State and this phase of it will be finalized by August
 2. The HP team is ready to begin implementing documentation for Design/Construction Documents Phase. The mechanical specs will be reviewed for commissioning issues.
 3. The HP team asked if the Building Operating Engineer(s) have been selected, because they need to be part of the Commissioning process.

1.3

Clark/Gruen Efforts

Item #: 1.3

Representatives from Clark and Gruen Associates reported on Green issues:

-Landscape redesign is being reviewed; space usage is being redefined, using ideas from DGS and C/G.

-Palm Tree Relocation plan is being executed, and trees are being moved to Capitol Mall. Additional trees are being boxed and moved.

Responsible Parties:

Clark/Gruen
Design/Build Inc.

Date:

6/27/2000

Due Date:

Date

Resolved:

Complete:

-Demo. subcontractor is separating items on site, and we plan on exceeding goals of 75% of weight to not go into a landfill. Materials include asphalt, brick, etc.

-QA/QC director is monitoring closely destination of items.

-Pile plan is still being determined, where auger piles would increase noise pollution, but system is still to be decided.

-Commissioning Agent is still to be determined. Clark is looking for someone to monitor all pertinent subs, on a full-time basis. Interviews are still being executed.

1.4 Communications

Item #: 1.4

Green Team requests that all submittal reviews be completed electronically. More review on the details of the process are to be discussed. 3DI distributed flow chart of submittal process. DGS/3DI is concerned with the communication directly between the design/builders and Green Team. It was decided that direct communication can exist between the two groups, while keeping DGS is still actively aware of issues, and Demands.

All team Members.

Date: 6/27/2000
Due Date:
Date
Resolved:
Complete:

1.5 Case Study

Item #: 1.5

The Waste Management board would like to use this project as a case study, and needs to help of DGS to complete items to be included.

All team Members.

Date: 6/27/2000
Due Date:
Date
Resolved:
Complete:

1.6 Title XXIV Modeling

Item #: 1.6

State's compliance with Title XXIV modeling, and state's buying off of assumptions. If Green Team sees an issue not being addressed by the RFP, then they should bring that to their attention. When a team submits a model, then a preliminary review is necessary to eliminate later issues.

All team Members.

Date: 6/27/2000
Due Date:
Date
Resolved:
Complete:

1.7**LEEDS Rating System****Item #: 1.7**

The qualifications to meet the requirements of LEED will be addressed. The DGS/Green Team does not disapprove of the LEED approval, and encourages the design/builders to obtain this recognition, but does not require it.

All team Members.

Date: 6/27/2000

Due Date:

Date

Resolved:

Complete:

Distribution: Debra Gerod, Gruen Associates

Ingrid VonBurg, The Clark Construction Group, Inc.

Jack Richardson, Department of General Services

Jim Ogden, 3DI International

Joe Cabral, 3DI International

Joe Griffin, 3DI International

Marc Kersey, Clark/Gruen Design/Build Inc.

Mike Meredith, Department of General Services

Richard Teramoto, Department of General Services

Attachments that contain this item: Green Team Focus Group -Minutes & Comments

Green Focus Meeting – 6/27/00

LIST OF ACTION ITEMS

Minutes were taken by Ingrid Vonberg (Clark/Gruen).

Mike Meredith, Capitol Area East End Project Director, announced that a new Green Focus Leader would need to be named to replace Kevin Kaestner.

Green Team members will provide advice in the re-design of the landscape for Blocks 171-174.

Clark/Gruen will present their proposed Commissioning Agent to the State by the end of July.

Both teams will post review documents on their web sites. Hensel Phelps will be presenting training on accessing their web site on July 13th from 8:00 AM to 12:00 PM. Green Focus Group members need to provide Jim Ogden with a password by July 10th. Clark-Gruen has not scheduled their training yet.

DGS agreed to review construction documents concurrently with the Green Team. Communications may take directly between the design/built teams and the Green Team as long as DGS is kept informed and any decisions are made through DGS. The Green Team will draft a Communications protocol formally addressing these issues.

A Green Team representative will provide the scope and format for identification/collection of information to develop future case studies for educational purposes.

LEED Version 2.0: Both teams will formally apply LEED to receive a score for their projects on this rating scale. The State will notify the design/builders if they object to placement of plaques in the buildings stating the LEEDS ratings.

Both design teams will develop a protocol for mold prevention during construction

Huston Eubank will lead the green efforts of the Clark/Gruen Team.

Debra Gerod of Gruen Associates stated that some recycled-content product requirements could not be met. The Clark/Gruen team agreed to submit a list of these products within the next two weeks.

EXHIBIT B

*News From the Corner of 16th and N...
Capitol Area East End Complex
Neighborhood Newsletter, Spring 2000*

News From the Corner of 16th and N.....

Capitol Area East End Complex

Clark/Gruen Design/Build, Inc.
Hensel Phelps Construction Company

Sacramento, California
Spring 2000

Welcome!

We are the new folks in the neighborhood and we want to introduce ourselves! We are the two teams selected to work with the State of California, Department of General Services to complete the design and construction of the Capitol Area East End Complex. We are Clark/Gruen Design/Build, Inc. and Hensel Phelps Construction Co./Fentress Bradburn Architects. In the interest of keeping you informed about activity on the East End Complex, we will publish this newsletter periodically. Headquarters for this major construction project are located at the corner of 16th and N streets.

Groundbreaking Ceremony

Under a brilliant blue spring sky in late April 2000, State of California officials turned the first shovel of dirt for a \$293.6 million project in Sacramento. With the Capitol Building in the background and a rose garden in full bloom across the street, approximately 200 local and State guests heralded the start of the project known as the Capitol Area East End Complex. Five office buildings and numerous parking facilities totaling approximately 2 million square feet will be built during the next three years. The State Departments of Education, General Services and Health Services will each consolidate their headquarters operations with more than 6,000 employees scheduled to occupy the new facilities.

Project Description

The East End Complex is a mixed-use office development with parking facilities and first floor retail. It is comprised of

two separate projects, Blocks 171-174 awarded to Clark/Gruen and Block 225 awarded to Hensel Phelps Construction Co. Blocks 171-174 are just to the east of the State Capitol building and grounds. Boundaries for the four-block area are 15th to 17th streets and L Street to the alleyway between Capitol Avenue and N Street. Block 225 will occupy a large portion of the area between 14th and 15th streets, N and O streets.

"Green" Construction

The completed project will blend with the natural environment as part of the State's overall "green" design for new construction projects and will incorporate environmentally sensitive measures. Green standards will address water conservation, construction/deconstruction, waste management, use of recycled materials, alternative energy, indoor air quality, recharging stations for electric vehicles and preferred parking for alternative fuel vehicles and carpools.

Design/Construction Activity

At the corner of 16th and N streets, offices for the East End design/build teams and the State Management Team appeared almost overnight when three modular structures were quickly set in place. From these offices, the Department of General Services project management team, 3D/International, Clark/Gruen Design/Build, Inc. and Hensel Phelps Construction Co. conduct day-to-day design, management and construction activities.



Blocks 171-174: Clark/Gruen recently awarded a contract for demolition and "deconstruction" work to start in late May. The entire jobsite will be fenced; Capitol Avenue and alleys through the site will be closed to vehicle and pedestrian traffic until all construction and landscaping is completed in March 2003. Simultaneously, project architects are working to finalize the tenant improvement drawings. They will meld them with core and shell drawings, issuing construction documents in late 2000.

Block 225: Hensel Phelps Construction Co. work started in late March with a scheduled completion date of Spring 2002. When finished the State Department of Education will occupy the six-story office building. Currently the mass excavation is underway in preparation for the building foundation. Excavation work will be completed by the end of May when 60,000 cubic yards of material will have been removed from the site. To date none of this materials has gone into a landfill. The tree trimmings have been ground into mulch, the asphalt has been ground into recycled base rock and all the soil has been used to create a new building pad for a project in the pocket area.

What in the World does "Dewatering" Mean?

Another activity currently underway in Block 225 is the dewatering system. In order to build this project the natural water table has to be lowered to a point below the foundation. This was achieved by installing 15 pumping wells around the perimeter of the construction site. This water is pumped first through a filtration system and then into the storm drain system and ends up back in the Sacramento River. Once the foundation and superstructure of the building are completed the pumping wells are turned off and the water table returns to its natural level.

Small Business /Disabled Veteran Business

Enterprise (SB/DVBE)

DVBE awarded first contract! The first contract of the project was awarded to a DVBE firm, TNT Fencing. Hensel Phelps

Construction Co. utilized their services to fence Block 225.

Clark/Gruen contracted with TNT to fence the jobsite office complex at 16th and N Street.

Great Work Montgomery Kone! In Block 225, Hensel Phelps awarded the elevator subcontract to Montgomery Kone, listing over 4% of second tier participation by a DVBE firm.

Congratulations to the DVBE Alliance! Both design/build firms sponsored exhibits at the annual "Keeping the Promise" show produced by the California DVBE Alliance. It was a very successful and productive tradeshow.

SBE firms win contracts! Hensel Phelps Construction Co. has awarded more than \$1 million in small business contracts. The design firm in the Clark/Gruen team, Gruen Associates, is a certified small business. Combined with several other firms, SBE participation for Clark/Gruen exceeds \$10 million. Both design/build teams continue to seek SBE firms for future East End Complex construction work.

Thanks for the assistance OSBCR! The Office of Small Business Certification and Resources (QSBCR) is assisting design/build teams in developing relationships with SB/DVBES. OSBCR staff members expedite all applications for certification that are tied to the East End project. With complete application and required documentation, their certification enables small businesses to obtain a 5% preference when bidding. For more information contact Clark/Gruen at the phone number listed below.

Neighborhood Outreach

The East End team members conducted their first outreach meeting on April 3, 2000, hosting approximately 60 persons residing and/or operating businesses in the immediate jobsite area. Other get-togethers are under way to inform "neighbors" of construction activities. If you or your organization have questions about the project, please contact one of the design/ build firms listed below. A representative will arrange to meet with you and your group.

Design/Build Teams

Clark/Gruen Design/Build, Inc.
1525 N Street, Suite 200
Sacramento, CA 95814
916.341.7520 Fax 916.341.0552
www.clark.constructware.com

Hensel Phelps Construction Co.

1525 N Street, Suite 300 Sacramento, CA
95814 916.447.8030 Fax 916.447.8035

State Management Team

DGS - Real Estate Services Division and
3D/Intemational
1525 N Street, Suite 100
Sacramento, CA 95814
916.323.8447 Fax 916.323.8449

